Karen Johnson Davidson County
Batch# 1252127 DEEDQC
03/25/2025 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022429

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Kenneth Allen Jenkins, Sr., Affiant

Subscribed and sworn to before me this 12th day of March, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kenneth Allen Jenkins, Sr., Co-Trustee Brenda Jean Jenkins, Co-Trustee 121 Callis Lane Lebanon, TN 37090	Same	Map: 94 Parcel: 126.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kenneth Allen Jenkins, Sr. and wife, Brenda Jean Jenkins,** the "**Grantors**", do hereby convey and quitclaim unto **Kenneth Allen Jenkins, Sr. and Brenda Jean Jenkins, Co-Trustees of the Jenkins Family 2025 CP Trust dated March 12, 2025,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 12th day of March, 2025.

Kenneth Allen Jenkins, Sr.

Brenda Jean Jenkins

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kenneth Allen Jenkins, Sr. and Brenda Jean Jenkins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of March, 2025.

BREAUNA N. MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being Lot 12-A, Riverhills Industrial Park, Section 9 as recorded in Book 4660, page 66, Register's Office for Davidson County and more particularly described as follows:

BEGINNING at a radius turnout monument in the south right-of-way line of Clovernook Drive and being in the intersection of Clovernook Drive and Spence Lane and proceeding as follows: With said right-of-way, North 84 deg. 59' east a distance of 225 feet to a concrete monument; thence, leaving said right-of-way, south 5 deg. 01' east a distance of 196.66 feet to a concrete monument; thence, north 83 deg. 28' 52" west a distance of 267.34 feet to a point in the east right-of-way line of Spence Lane; thence, with said right-of-way and with a curve to the left having a radius of 591.07 feet a distance of 119.0 feet to a concrete monument; thence, with a radius turnout to the right having a radius of 25 feet a distance of 39.27 feet to the point of beginning and containing 43,138 square feet as per survey by Turner Engineering Company dated October 5, 1973.

Being the same property conveyed to Kenneth Allen Jenkins, Sr. and Brenda Jean Jenkins, by Warranty Deed from Robert L. Schenk, James D. Schenk and Janet Schenk Markle, of record in Instrument No. 20021001-0119119 dated September 26, 2002, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 100 Spence Lane, Nashville, TN.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 12, 2025 (date of document).

Affiant Signature

3/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

